PLANNING AND ZONING COMMISSION AGENDA

Room 206 Tuesday, October 8, 2013 8:00 P.M. Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Special Permit Application #279/Site Plan, Beth DuPont, 51 Tokeneke Road. Proposing to establish a convenience food service use in a portion of the first floor of the building formerly occupied by Pedal and Pump. The subject property is located on the south side of Tokeneke Road at the southwest corner formed by its intersection with Old King's Highway South, and is shown on Assessor's Map #72 as Lot #43, CBD Zone.

Coastal Site Plan Review #291, Land Filling & Regrading Application #311, John & Charlotte Suhler, 200 Long Neck Point Road. Proposal to construct a new single-family residence, and perform related site development activities within a regulated area. The subject property is located on the west side of Long Neck Point Road approximately 1,400 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #18C in the R-1 Zone.

Continuation of Public Hearing regarding Coastal Site Plan Review #272-A, Land Filling & Regrading Application #273-A, Eric Richards/Estate of Beatrice Richards et. al., 121-123 Five Mile River Road. Proposing to raze the existing residence and garage, implement the "free cut", and construct two single-family residences and in-ground pools with associated filling/excavation and regrading work, and perform related site development activities within a regulated area. The subject property is located on the south and east side of Five Mile River Road approximately 700 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #2, R-1/2 Zone. HEARING OPENED ON 10/1/2013.

GENERAL MEETING

Mandatory Referral #4-2013, Board of Selectmen, 4 Short Lane.

Proposed purchase of 4 Short Lane, which is adjacent to Weed Beach.

Mandatory Referral #5-2013, Board of Selectmen, 32 Hoyt Street.

Proposed purchase of 32 Hoyt Street, which is adjacent to Holmes School.

Modification to Coastal Site Plan Review #170-C, Flood Damage Prevention Application #291-A, Land Filling & Regrading Application #77-C, Morgan, 4 Salem Straits.

Request to enlarge previously approved patio by six feet.

Deliberations and possible decisions on the following:

Business Site Plan #31-E, TTJ Realty, LLC, Palmer's Market, 264 Heights Road. Proposal to construct a one-story addition to the northwest corner of Palmer's Market, and perform related site development activities.

<u>Coastal Site Plan Review #223-A Patrick & Janienne Hackett, 112 Pear Tree Point Road</u>. Proposal to construct a new detached garage, relocate the existing generator, install stormwater management, and perform related site development activities within a regulated area.

<u>Land Filling & Regrading Application #313, Eric Roemer, 49 Birch Road.</u> Proposing to remove the existing paved driveway, install a circular driveway and surface the driveway with permeable paver stones, and perform related site development activities.

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Special Permit Application #188-E/Site Plan, Darien Athletic Foundation, Darien High School, 80 High School Lane. Proposing to construct a pavilion building (including concession stand, ticket booth, and bathrooms) at the south end of the Stadium Field at Darien High School, and perform related site development activities.

Special Permit Application #188-B(2)/Site Plan, Darien Board of Education, Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by Darien High School fall sports teams for five years.

Special Permit Application #188-D(2)/Site Plan, Darien Junior Football League (DJFL), Darien High School, 80 High School Lane. Proposing to utilize six (6) portable lights at the Darien High School Stadium Field for seasonal fall use by DJFL for at least five years.

Special Permit Application #125-D(3), Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to install three temporary lights at Holahan Field for DJFL team practices on weekdays in the fall for at least five years.

Coastal Site Plan Review #287, Flood Damage Prevention Application #328, Land Filling & Regrading Application #306, Stephen Milman, 5 Pratt Island. Proposal to install a retaining wall with associated fill, and perform related site activities within regulated areas.

Special Permit Application #278/Site Plan, Darien Spa & Nails, 355 (aka 351) Boston Post Road. Proposal to establish a nail salon on the first floor and in a portion of the unfinished basement of the existing building, in the space formerly occupied by Knock on Wood.

<u>Deliberation only</u> on the following:

Proposed Amendments to the Zoning Regulations (COZR #4-2013) put forth by the Tokeneke Club, Inc. Proposal to modify the definition of Building Coverage in Section 210 of the Darien Zoning Regulations. This change would include only the first and largest court of any pervious tennis or recreational court in the calculation of "Building Coverage" for lots in commercial zones or special permit uses on lots in residential zones.

Court-ordered remand regarding Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities.

<u>Special Permit Application #277/Amendment of Site Plan #248, Day Street Development LLC., 13 Grove Street.</u> Proposing to establish a wine bar/restaurant and retail wine store in the first floor of the building now under construction at 13 Grove Street.

Approval of Minutes

September 10, 2013 Public Hearing/General Meeting September 17, 2013 Public Hearing/General Meeting September 24, 2013 Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.